

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 6				
% of Funds Committed	99.76 %	94.90 %	1	95.51 %	87	89	
% of Funds Disbursed	86.44 %	90.97 %	4	87.58 %	39	36	
Leveraging Ratio for Rental Activities	4.06	5.24	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.08 %	96.80 %	5	82.17 %	39	50	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.23 %	84.79 %	3	71.17 %	79	82	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.45 %	90.10 %	5	81.54 %	55	62	
% of 0-30% AMI Renters to All Renters***	54.98 %	51.54 %	2	45.68 %	0	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.73 %	1	96.19 %	100	100	
Overall Ranking:			In State:	3 / 6	Nationally:	87 90	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,071	\$46,939		\$27,510	231 Units	12.70 %	
Homebuyer Unit	\$13,331	\$14,287		\$15,239	255 Units	14.10 %	
Homeowner-Rehab Unit	\$24,859	\$19,962		\$20,932	128 Units	7.10 %	
TBRA Unit	\$1,311	\$1,515		\$3,121	1,199 Units	66.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salem Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,316	\$65,825	\$27,672
State:*	\$107,563	\$118,318	\$20,145
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	3.3 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	76.6	75.7	93.0	70.0
Black/African American:	1.3	0.4	0.0	0.0
Asian:	0.4	0.8	0.8	0.0
American Indian/Alaska Native:	0.9	1.2	0.0	10.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	10.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.4	0.4	0.0	0.0
Asian/Pacific Islander:	2.2	1.6	0.0	0.0

ETHNICITY:

Hispanic	17.7	20.0	6.3	10.0
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HOUSEHOLD SIZE:

1 Person:	52.4	20.0	40.6	20.0
2 Persons:	13.9	21.2	21.1	0.0
3 Persons:	12.6	21.6	18.0	40.0
4 Persons:	6.1	16.9	10.2	30.0
5 Persons:	9.5	11.8	7.8	10.0
6 Persons:	4.3	5.1	2.3	0.0
7 Persons:	1.3	3.1	0.0	0.0
8 or more Persons:	0.0	0.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.8	21.6	30.5	20.0
Elderly:	18.2	3.9	25.8	0.0
Related/Single Parent:	14.7	28.2	8.6	40.0
Related/Two Parent:	13.4	36.9	27.3	40.0
Other:	5.6	8.6	7.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.0	0.8 #
HOME TBRA:	3.5	
Other:	19.0	
No Assistance:	60.6	

of Section 504 Compliant Units / Completed Units Since 2001 53

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salem Consortium State: OR Group Rank: 87
 (Percentile)
 State Rank: 3 / 6 PJs Overall Rank: 90
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	95.08	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	88.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.45	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

